



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 13, 2018

Michael Ezgur  
Acosta Ezgur, LLC  
1030 W. Chicago Ave., Third Floor  
Chicago, IL 60642

**Re: Minor change request for PD 1408, 1220-36 W. Jackson Blvd.**

Dear Mr. Ezgur:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1408 ("PD 1408") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 1408.

On May 11, 2018, a minor change was granted in regards to the allocation of the bonus payment. Your client and the owner of all of the property within PD 1408, LG Development Group, LLC, is seeking a minor change to allow for a substitution of insulated metal panels in place of brick on a portion of the East Elevation. The original design intent was to wrap the bottom six floors along the East Elevation with masonry and then use metal panel above. However the PD East Elevation exhibit incorrectly labeled this portion as brick. The attached, revised East Elevation correctly identifies it as being clad with metal panels.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed material substitution will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1408, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

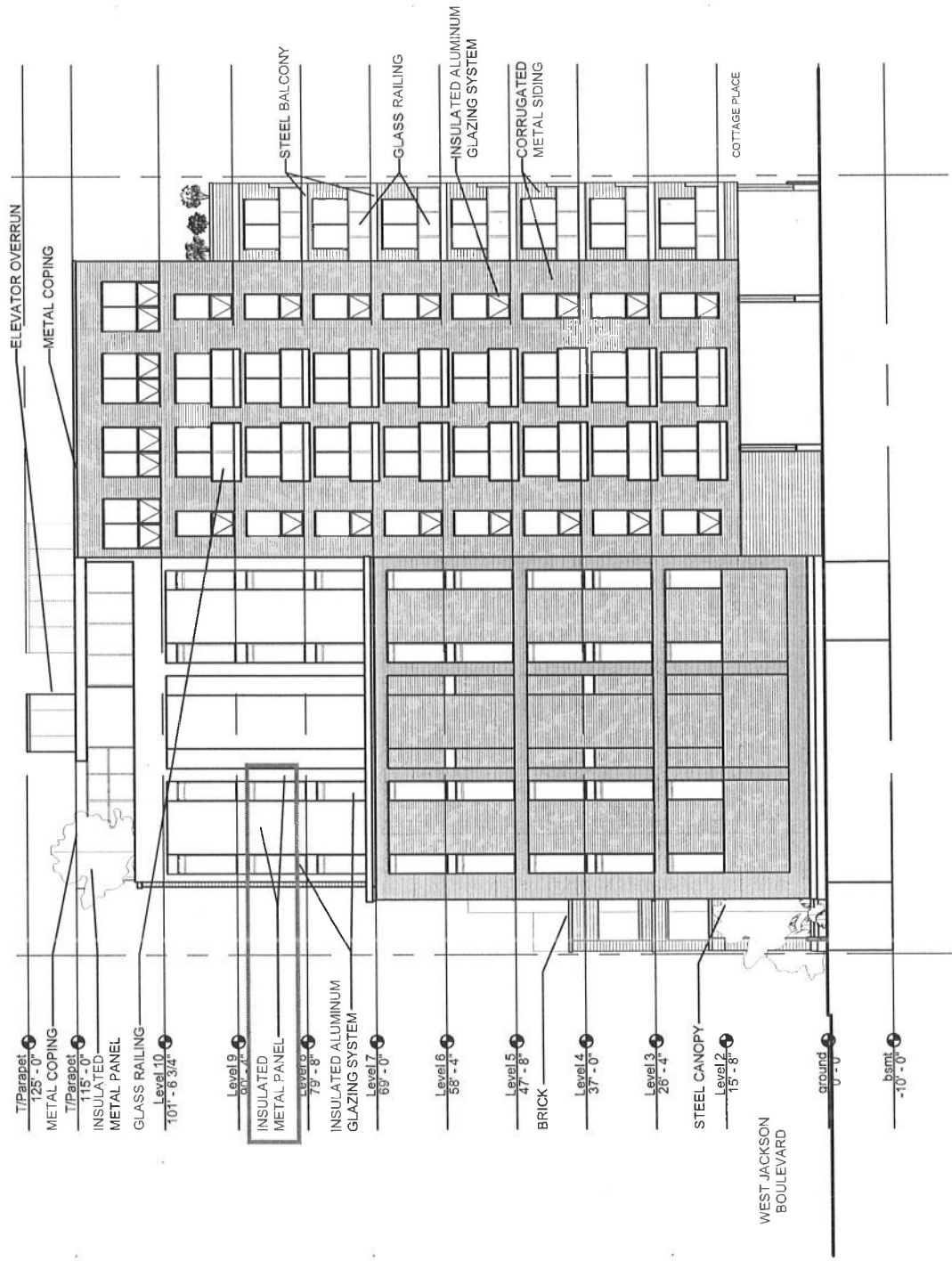
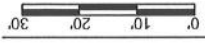
Patrick Murphey  
Zoning Administrator

PM:tm

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

APPLICANT: LG DEVELOPMENT  
ADDRESS: 1220-36 WEST JACKSON BOULEVARD  
INTRO DATE: JANUARY 17, 2018  
PLAN COMMISSION DATE: MARCH 15, 2018  
REV. DECEMBER 7, 2018

EAST ELEVATION  
SCALE: 1/32" = 1'-0"





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 11, 2018

Alderman Jason Ervin  
City Hall  
121 N. LaSalle St., Room 200  
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1408  
Bonus payment change for 1220-1236 W. Jackson Boulevard**

Dear Alderman Ervin:

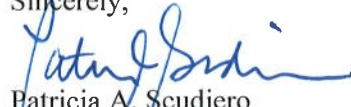
Please be advised that your request for a minor change to Residential- Business Planned Development No. 1408 ("PD 1408"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 8 and 13 of PD 1408.

Pursuant to Statement No. 8, the planned development's bonus payment will be split between three separate funds, 80% to the Neighborhood Opportunity Fund, 10% to the Citywide Adopt-A-Landmark Fund and 10% to the Local Impact Fund. The local impact portion was to be used for the construction of a fieldhouse located at Skinner Park.

Pursuant to Section 17-4-1005-G of the Chicago Zoning Ordinance, changes to local improvements specified in a planned development ordinance shall be deemed minor changes and may be permitted by the Zoning Administrator, in consultation with the alderman of the ward in which the planned development site is located. You are requesting on behalf of the City of Chicago, a minor change to allow for the local impact portion of the bonus to be used for a pedestrian safety project to be designed and constructed by the City of Chicago's Department of Transportation.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD No. 1408, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: LG Development Group LLC, Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

*Reclassification Of Area Shown On Map No. 2-G.  
(As Amended)  
(Application No. 19510)  
(Common Address: 1220 -- 1236 W. Jackson Blvd.)*

BBPD 1408

[SO2018-655]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Cottage Place; a line 398.00 feet east of South Throop Street; West Jackson Boulevard; and a line 223.00 feet east of South Throop Street,

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 2-G in the area bounded by:

West Cottage Place; a line 398.00 feet east of South Throop Street; West Jackson Boulevard; and a line 223.00 feet east of South Throop Street,

to those of a Residential-Business Planned Development which is hereby established in the area described above.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

*Residential-Business Planned Development Statements.*

1. The area delineated herein as Planned Development Number 1408 ("Planned Development") consists of approximately 21,037 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, LG Development Group LLC.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

-- ADA crosswalk ramps

-- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current rules and regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as the Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of seventeen (17) Statements; a Bulk Regulations Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Site/Ground Floor Plan; a Green Roof/Landscape Plan; and Building Elevations submitted herein. Full-sized copies of the Site/Ground Floor Plan, Green Roof/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as a Residential Business Planned Development: residential units; animal sales and grooming (no kennels or stables); artist work or sales space; business equipment sales and service; business support services (except as more specifically regulated); eating and drinking establishments (all, including at-grade and above-grade outdoor patio and incidental liquor sales); financial services (excluding payday loan stores, pawn shops and drive-thru facilities); food and beverage retail sales (including incidental liquor sales); medical service; office; personal service; repair or laundry service, consumer (including dry-cleaning drop-off/pick-up, no plant on premises); retail sales; children's play center; co-located wireless communications facilities; and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned, Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The Applicant acknowledges that the project has received a bonus FAR of 1.50, pursuant to Section 17-4-1000 of the Zoning Ordinance. With this bonus FAR, the total FAR for the Planned Development is 6.50. In exchange for the bonus FAR, the Applicant is required to make a corresponding payment, pursuant to Sections 17-4-1003-B & C, prior to the issuance of the first building permit for any building in the Planned Development; provided, however, if the Planned Development is constructed in phases, the bonus payment may be paid on a pro rata basis as the first building permit for each subsequent new building or phase of construction is issued. The bonus payment will be recalculated at the time of payment (including partial payments for phased developments) and may be adjusted based on changes in median land values in accordance with Section 17-4-1003-C.3.

The bonus payment will be split between three separate funds, as follows: 80 percent to the Neighborhoods Opportunity Fund, 10 percent to the Citywide Adopt-a-Landmark Fund and 10 percent to the Local Impact Fund. In lieu of paying the City directly, the Department may: (a) direct developers to deposit a portion of the funds with a sister agency to finance specific local improvement projects; (b) direct developers to deposit a portion of the funds with a landmark property owner to finance specific landmark restoration projects; or, (c) approve proposals for in-kind improvements to satisfy the Local Impact portion of the payment.

In this case, the Applicant will contribute the Local Impact portion of the bonus payment for construction of a field house located at Skinner Park (the "Project"). The Project is located within one mile of the Planned Development site, as required by Section 17-4-1005-C. The Applicant must make such payment, or the applicable portion thereof in the case of a phased development, prior to the issuance of the first building permit for the Planned Development or applicable phase thereof. The City must enter into an intergovernmental agreement regarding the manner in which the funds will be used.

9. The Applicant acknowledges and agrees that the rezoning of the Property from M1-3 to DX-5, and then to this Planned Development, for construction of the Project triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or the "ARO"). The Applicant further acknowledges and agrees that the Property is located in the Near North/Near West Pilot Area, pursuant to Section 2-45-117 of the Municipal Code (the "Near North/Near West ARO Pilot Area Ordinance" or the "Pilot"). The Near North/Near West Pilot Area is divided into two zones: the Near North Zone and the Near West Zone. The Property is located in the Near North Zone. In the Near North Zone, pursuant to the ARO, the percentage

of units in a residential housing project required to be affordable for a period of 30 years, whether rental or for-sale, is increased from 10 percent to 20 percent. Any developer of a residential housing project in the Near North Zone must provide the first 10 percent of units required to be affordable (the "First Units") either: (i) in the residential housing project, or (ii) with the approval of the Commissioner of the Department of Planning and Development (the "Commissioner") in an off-site location within two miles of the Property and in the same or a different higher income area or downtown district, or (iii) any combination of (i) and (ii). In addition, the developer must provide the second 10 percent of units required to be affordable (the "Additional Units") either: (i) in the residential housing project, or (ii) with the Commissioner's approval, in an off-site location anywhere within the Near North/Near West Pilot Area, regardless of distance from the project or income area, or (iii) any combination of (i) and (ii). The project has a total of 166 housing units. As a result, the Applicant's affordable housing obligation is 33 affordable units (20 percent of 166, rounded down), consisting of 17 First Units and 16 Additional Units. Applicant has agreed to satisfy its affordable housing obligation by providing the First Units and the Additional Units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto; provided, however, Applicant has agreed to make a good faith effort to locate the Additional Units off-site and to substitute owner-occupied units for rental units in such off-site location(s), and has committed to provide at least four (4) units off-site. In accordance with the ARO Pilot, the Applicant is required to lease the First Units to households earning up to 60 percent of the Chicago Primary Metropolitan Statistical Area median income ("AMI") at prices affordable to households at such income level, and the Additional Units to households earning up to 80 percent or 100 percent of AMI, as determined by rule and approved by the Commissioner, at prices affordable to households at such income level; provided, however, if the Applicant provides off-site owner occupied units to satisfy its Additional Units obligation, the Applicant shall sell such units to households earning up to one hundred twenty percent (120 percent) of the AMI at prices affordable to households earning up to one hundred percent (100 percent) of the AMI. If the Applicant subsequently reduces (or increases) the number of housing units in the project, or elects to build a for-sale project instead of a rental project, or (with the Commissioner's approval) elects to construct off-site units instead of on-site units, the Applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval. DPD may adjust the requirements to reflect any such change without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will



constitute a lien against such property. The Commissioner may enforce remedies for any breach of this Statement 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation; Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and \*(ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II Permit Review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful devaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.
17. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to a DX-5 Downtown Mixed-Use District.

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\* Editor's Note: Numbering sequence error; (i) missing in original document.

[Floors Two through Eight Typical Floor Plan; Site Plan; Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; Boundary and Property Line Map; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 74584 through 74597 of this *Journal*.]

Bulk Regulations and Data Table, 2015 Affordable Housing Profile Form (AHP) and ARO Web Form referred to in these Plan of Development Statements read as follows:

*Residential Business Planned Development.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area:	28,387 square feet
Net Site Area:	21,037 square feet
Area Remaining in the Public Way:	7,350 square feet
Maximum FAR:	6.50
Setbacks From Property Line:	Per the attached site plan
Maximum Number of Units:	166
Minimum Number of Accessory Off-Street Parking:	28
Minimum Number of Off-Street Loading:	One 10 feet by 25 feet
Maximum Building Height:	125 feet
Bicycle Parking:	166

FINAL FOR PUBLICATION

**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 3-1-18

**DEVELOPMENT INFORMATION**

Development Name: 1220 W. Jackson

Development Address: 1220-36 W. Jackson Blvd.

Zoning Application Number, if applicable: 19510

Ward: 28

If you are working with a Planner at the City, what is his/her name? Noah Szafranec

Type of City Involvement  
check all that apply

☐

City Land

☒

Planned Development (PD)

☐

Financial Assistance

☐

Transit Served Location (TSL) project

☐

Zoning Increase

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

☒

ARO Web Form completed and attached - or submitted online on

☒

ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

☒

If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

☐

If ARO units proposed are off-site, required attachments are included (see next page)

☐

If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

**DEVELOPER INFORMATION**

Developer Name LG Development Group, LLC

Developer Contact Gabe Leahu

Developer Address 2234 W. North Ave., Chicago 60647

Email [galehu@lgdevelopmentgroup.com](mailto:galehu@lgdevelopmentgroup.com)

Developer Phone 773-227-2850

Attorney Name Michael Ezgur

Attorney Phone 312-327-3350

**TIMING**

Estimated date marketing will begin June 2020

Estimated date of building permit\* October 2018

Estimated date ARO units will be complete December 2020

\*note that the In-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

3-8-2018

Developer/Project Manager

Date

3/5/18



ARO Web Form

FORM FOR REPLETION

**Applicant Contact Information**

Name: LG Development Group LLC

Email: gleahu@lgdevelopmentgroup.com

**Development Information****Address****Submitted Date: 03/06/2018**

Number From: 1220

Number To: 1236

Direction: W

Street name: Jackson

Postal Code: 60607

**Development Name**

1220 W Jackson

Are you rezoning to downtown?: Yes

Is your project subject to the ARO Pilots?: PILOTS APPLY

**Information**

Ward: 28

ARO Zone: Downtown

Pilot Area: Near North

**Details**

ARO trigger: Zoning change and planned development

Total units: 166

Development type: Rent

**Requirements**

First ARO Units: 17 Additional ARO Units: 16

**How do you intend to meet your ARO obligation for the First ARO Units?**

On-Site: 17

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 17

APPROVED FOR PUBLICATION

**How do you intend to meet your ARO obligation for the Additional ARO Units?**

Will the Units be 80% AMI or 100% AMI: 100% AMI

On-Site: 16

Off-Site: 0

On-Site to CHA or Authorized agency: 0

Off-Site to CHA or Authorized agency: 0

Total Units: 16

Summary									
Market Rate					First ARO Units				
unit type	how many?	% of total	avg. square footage	avg. rent/mo	how many?	% of total	avg. square footage	how many?	% of total
studio	52	39%	415	7	415	39%	415	7	39%
one-bed	75	56%	621	10	621	56%	621	10	56%
two-bed	6	5%	1,243	0	N/A	N/A	N/A	0	N/A

Project Name: 1220 Jackson  
Zoning Application number, if applicable: 15110

Address: 1220-36 W. Jackson Blvd.  
Rental: N/A

Is this a For Sale or Rental Project?  
If a For Sale Project, will you offer ARO units as rental? (Near North only?) N/A

Anticipated average cost/rent/price? \$3-35

Total Units in Project: 166

Will First Units be on-site or off-site?  
17

Will Additional Units be on-site or off-site?  
15

First Units (10% of total)

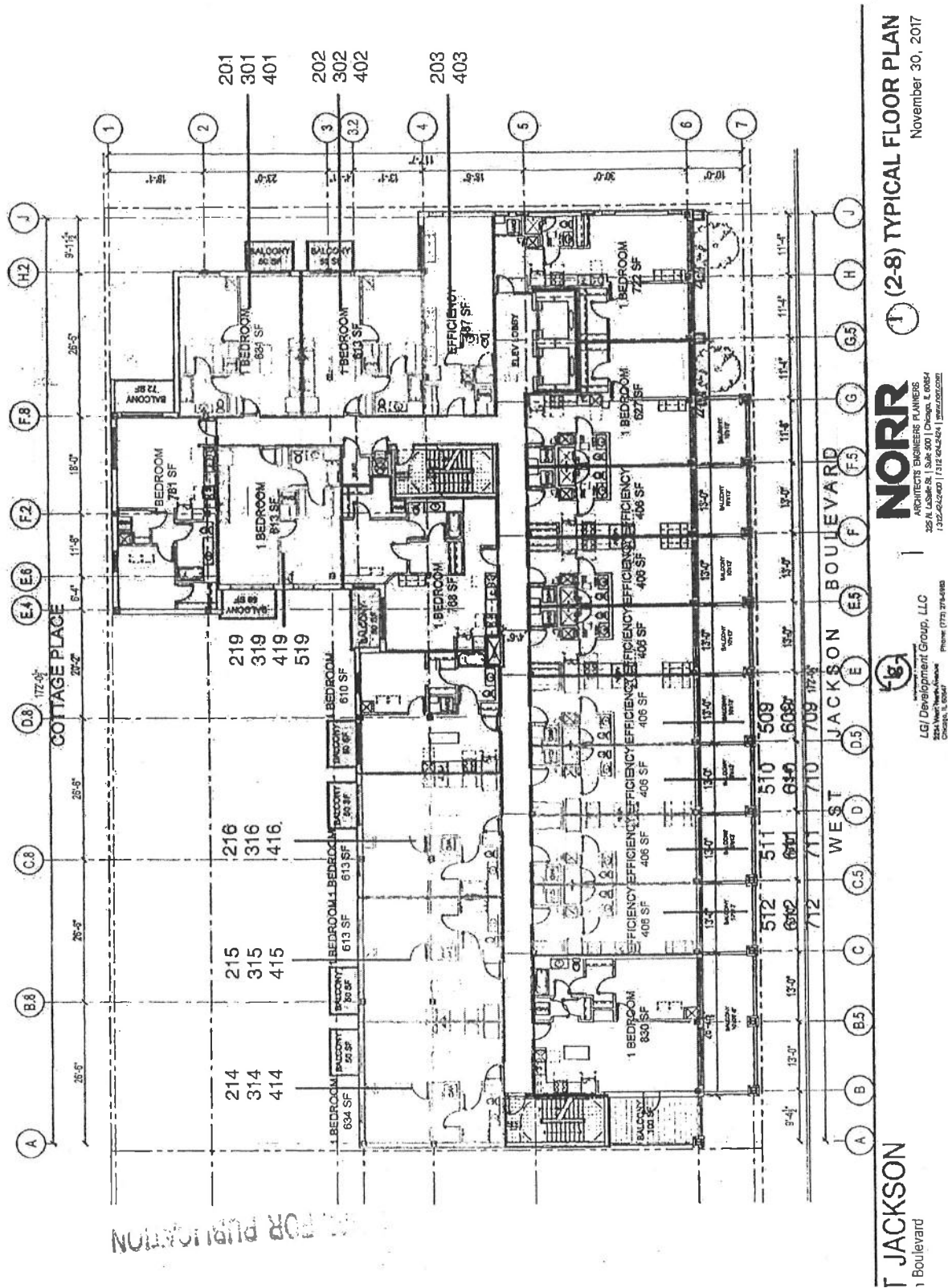
Additional Units (20% of total, less number of "First Units")

\*ARO unit percentages, by unit type, should reflect corresponding market rate percentages (for example, if 10% of market rate units are studios, roughly 10% of ARO units can be studios).

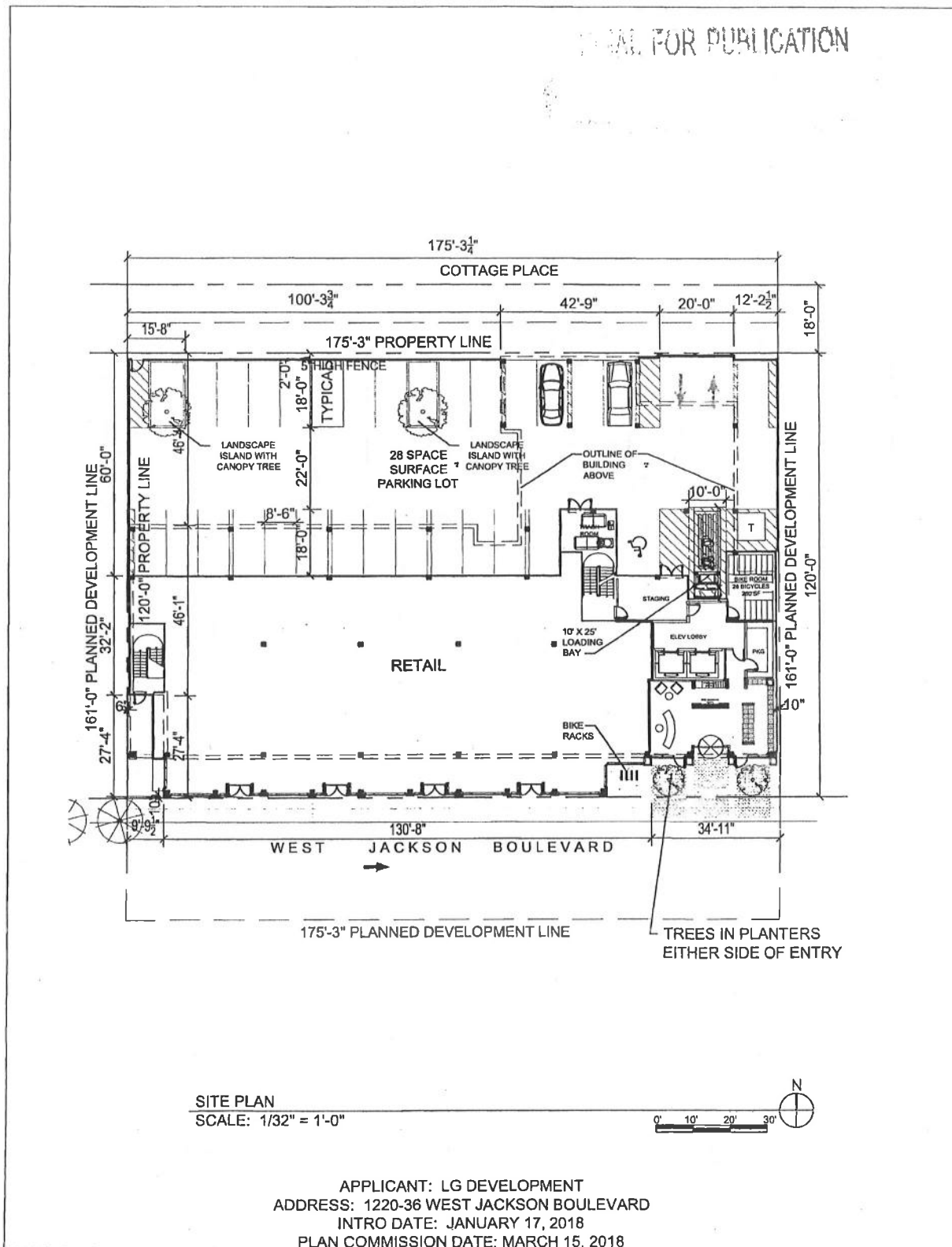
\*The average affordable square footage should be 85% or greater of market-rate square footage for comparable unit type. Off-site units must meet minimum unit sizes specified in the Design Guidelines

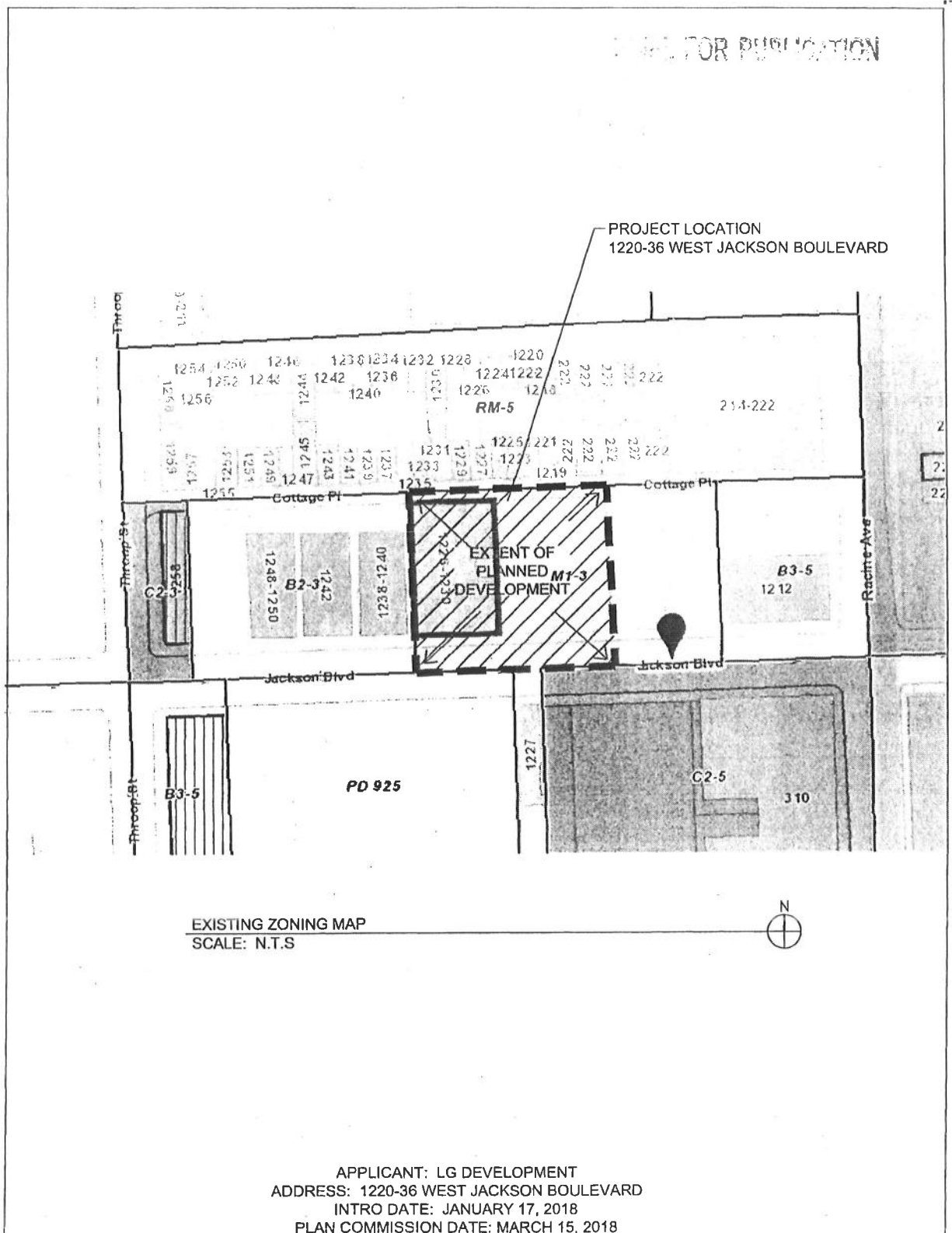
Market Rate Units		Affordable Units		Additional Affordable Units	
30 spaces for entire building		30 spaces for entire building		30 spaces for entire building	
In unit	In unit	In unit	In unit	In unit	In unit
Refrigerator	New Whirlpool Stainless Steel WRT1387ZDM	New Whirlpool Stainless Steel WRT1387ZDM	New Whirlpool Stainless Steel WRT1387ZDM	New Whirlpool Stainless Steel WRT1387ZDM	New Whirlpool Stainless Steel WRT1387ZDM
Dishwasher	New Whirlpool Stainless Steel WDF330PADSS	New Whirlpool Stainless Steel WDF330PADSS	New Whirlpool Stainless Steel WDF330PADSS	New Whirlpool Stainless Steel WDF330PADSS	New Whirlpool Stainless Steel WDF330PADSS
Stove/Oven	New Whirlpool Stainless Steel WFG51C00AS	New Whirlpool Stainless Steel WFG51C00AS	New Whirlpool Stainless Steel WFG51C00AS	New Whirlpool Stainless Steel WFG51C00AS	New Whirlpool Stainless Steel WFG51C00AS
Microwave	New Whirlpool Stainless Steel WMH31017AS	New Whirlpool Stainless Steel WMH31017AS	New Whirlpool Stainless Steel WMH31017AS	New Whirlpool Stainless Steel WMH31017AS	New Whirlpool Stainless Steel WMH31017AS
Bathroom(s)	1 full bath	1 full bath	1 full bath	1 full bath	1 full bath
How many?	1	1	1	1	1
Half bath? Full bath?					
Kitchen countertops	Quartz	Quartz	Quartz	Quartz	Quartz
Flooring material	Luxury Vinyl Plank	Luxury Vinyl Plank	Luxury Vinyl Plank	Luxury Vinyl Plank	Luxury Vinyl Plank
HVAC	VRF	VRF	VRF	VRF	VRF
Other					

All projects with proposed ARO units must complete this tab

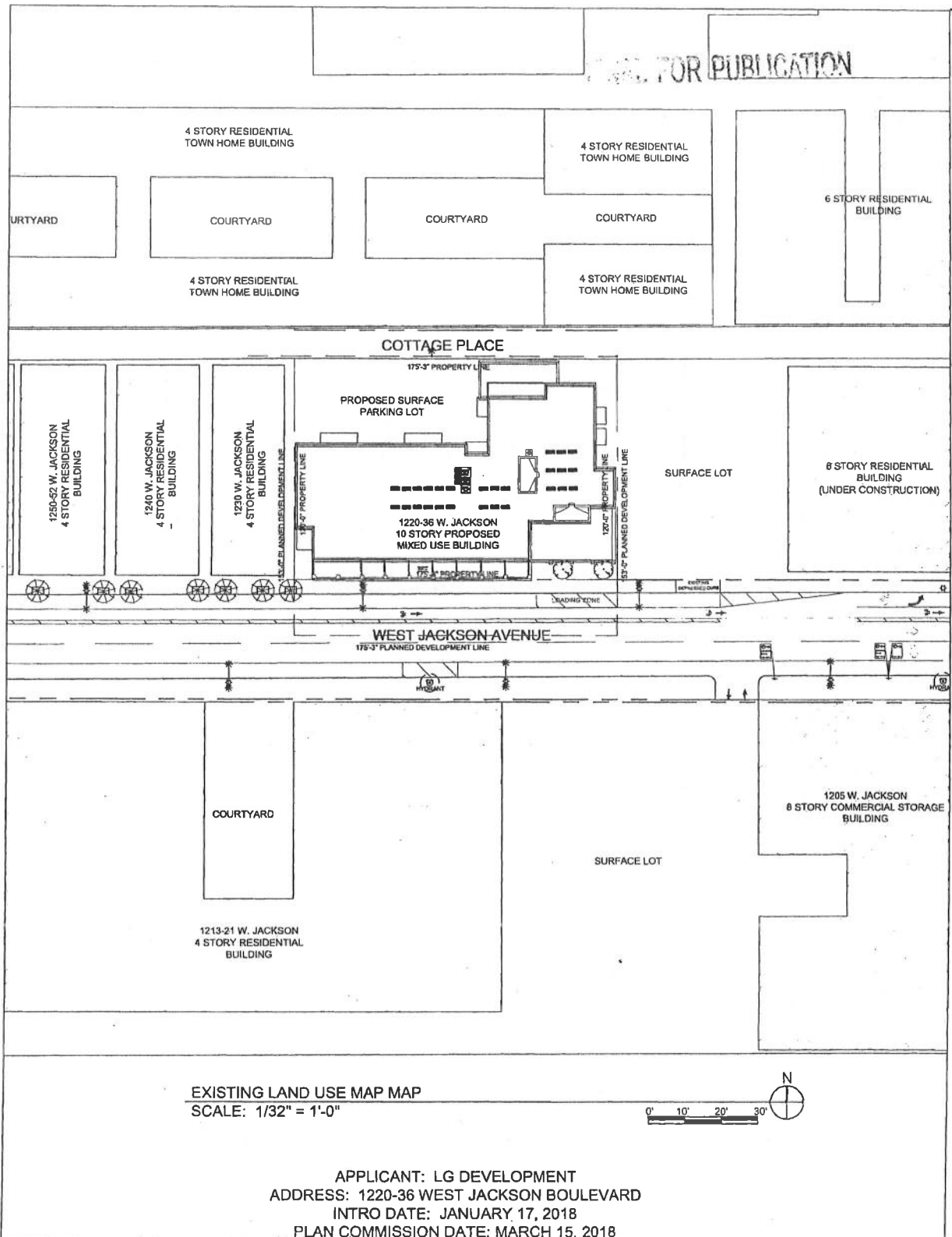


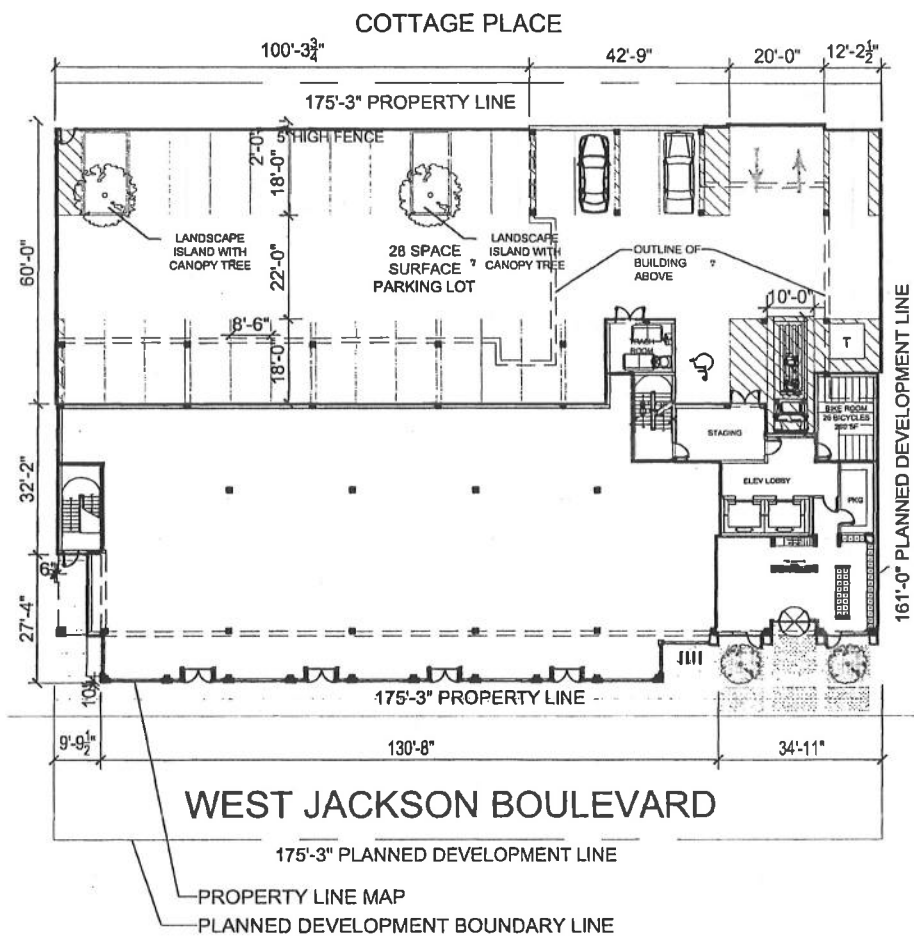




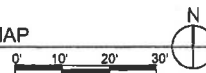






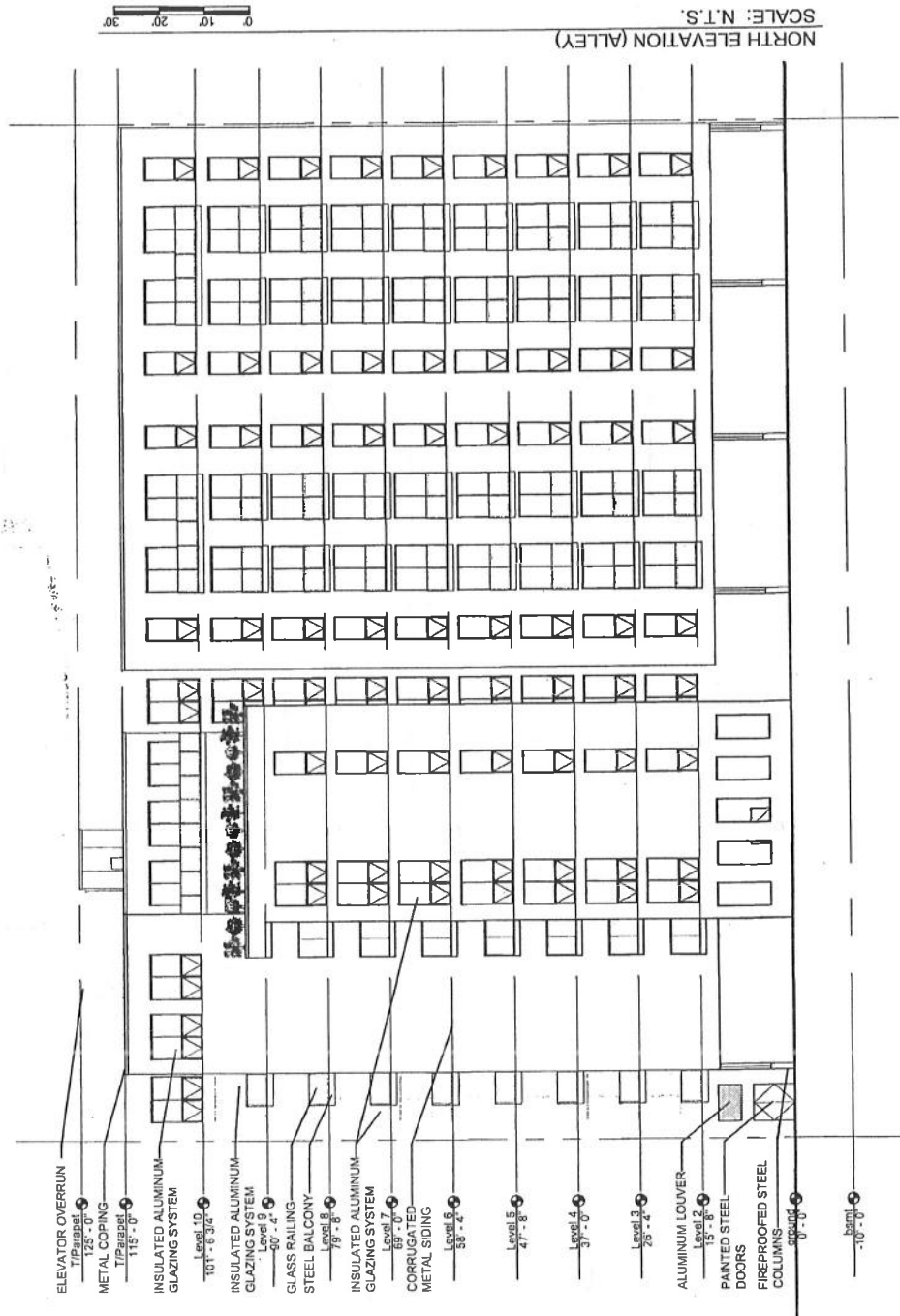


PLANNED DEVELOPMENT BOUNDARY & PROPERTY LINE MAP  
SCALE: 1/32" = 1'-0"



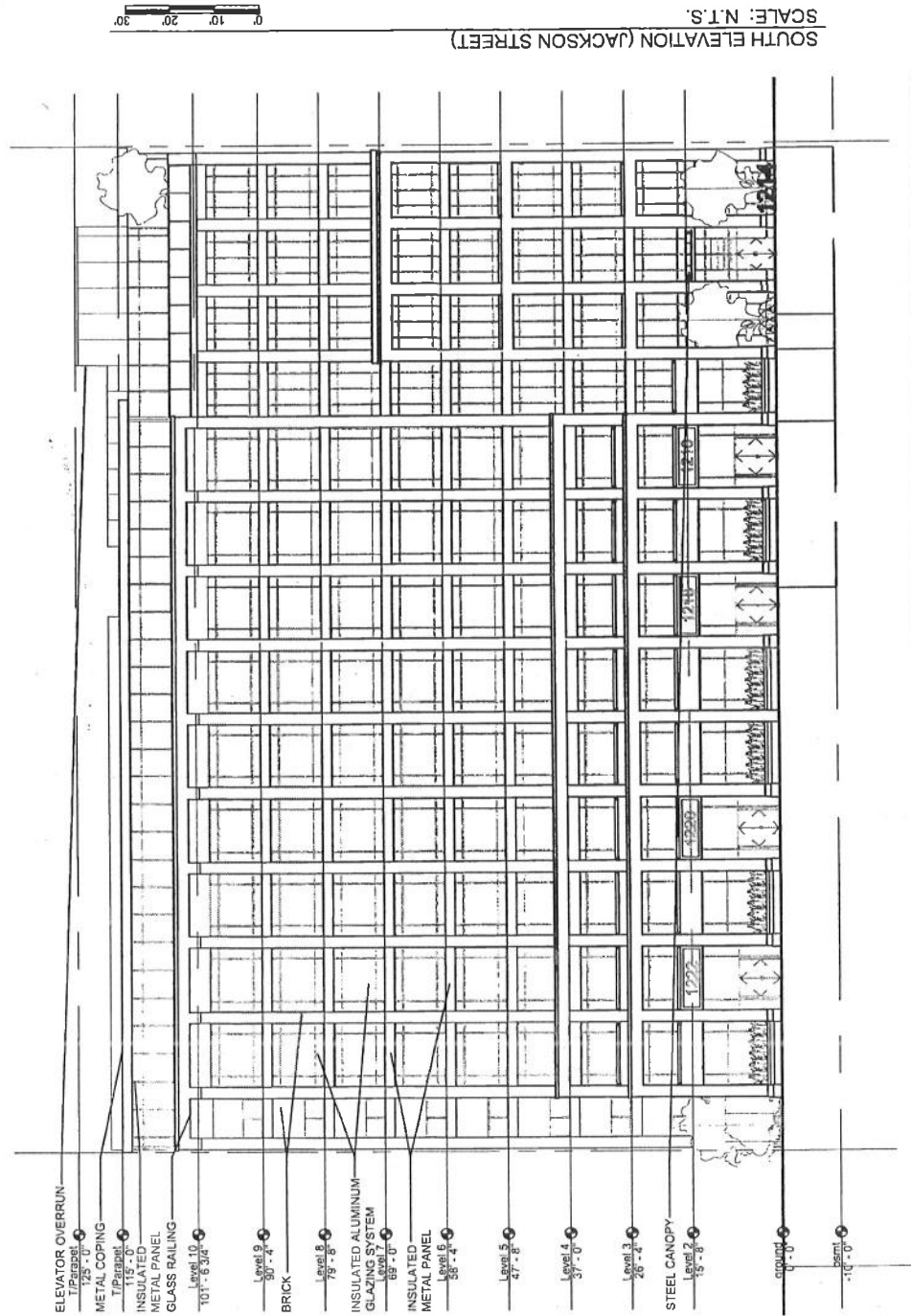
APPLICANT: LG DEVELOPMENT  
ADDRESS: 1220-36 WEST JACKSON BOULEVARD  
INTRO DATE: JANUARY 17, 2018  
PLAN COMMISSION DATE: MARCH 15, 2018

APPROVAL FOR PUBLICATION



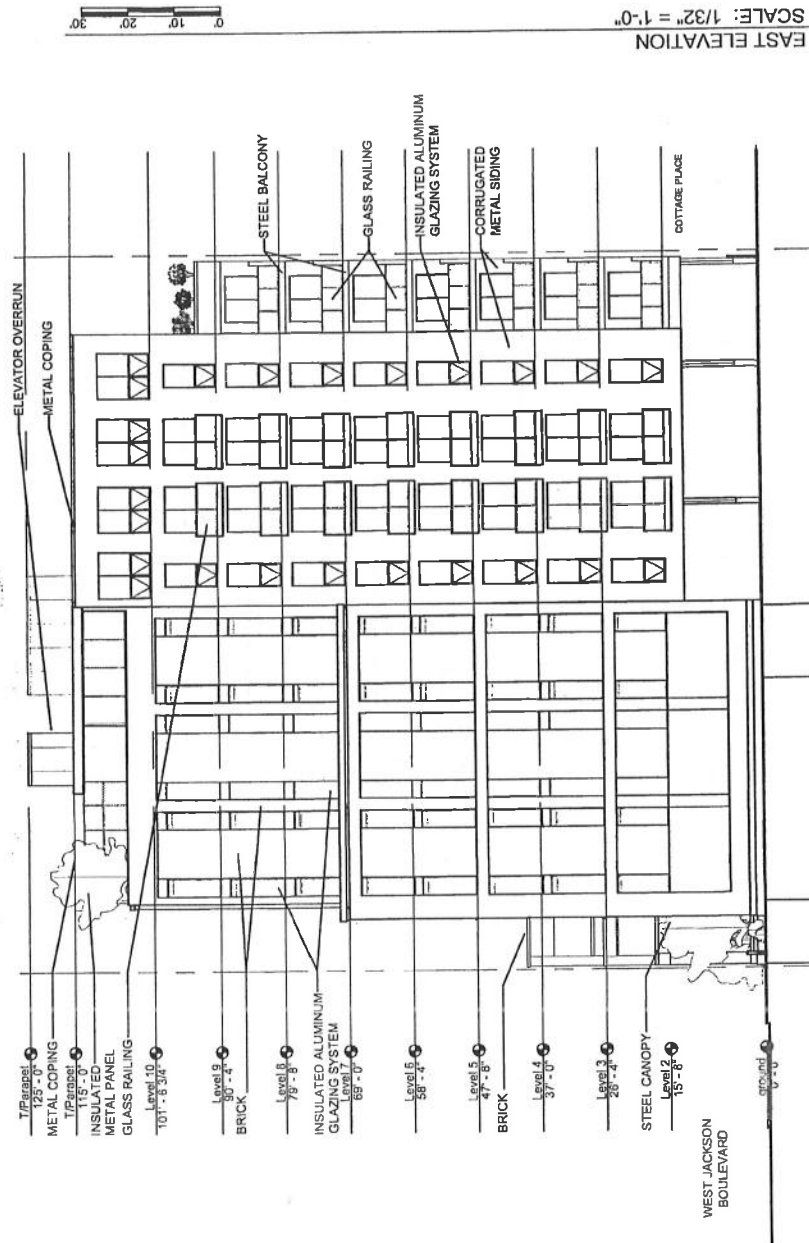
APPLICANT: LG DEVELOPMENT  
ADDRESS: 1220-36 WEST JACKSON BOULEVARD  
INTRO DATE: JANUARY 17, 2018  
PLAN COMMISSION DATE: MARCH 15, 2018

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APPLICANT: LG DEVELOPMENT  
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INTRO DATE: JANUARY 17, 2018  
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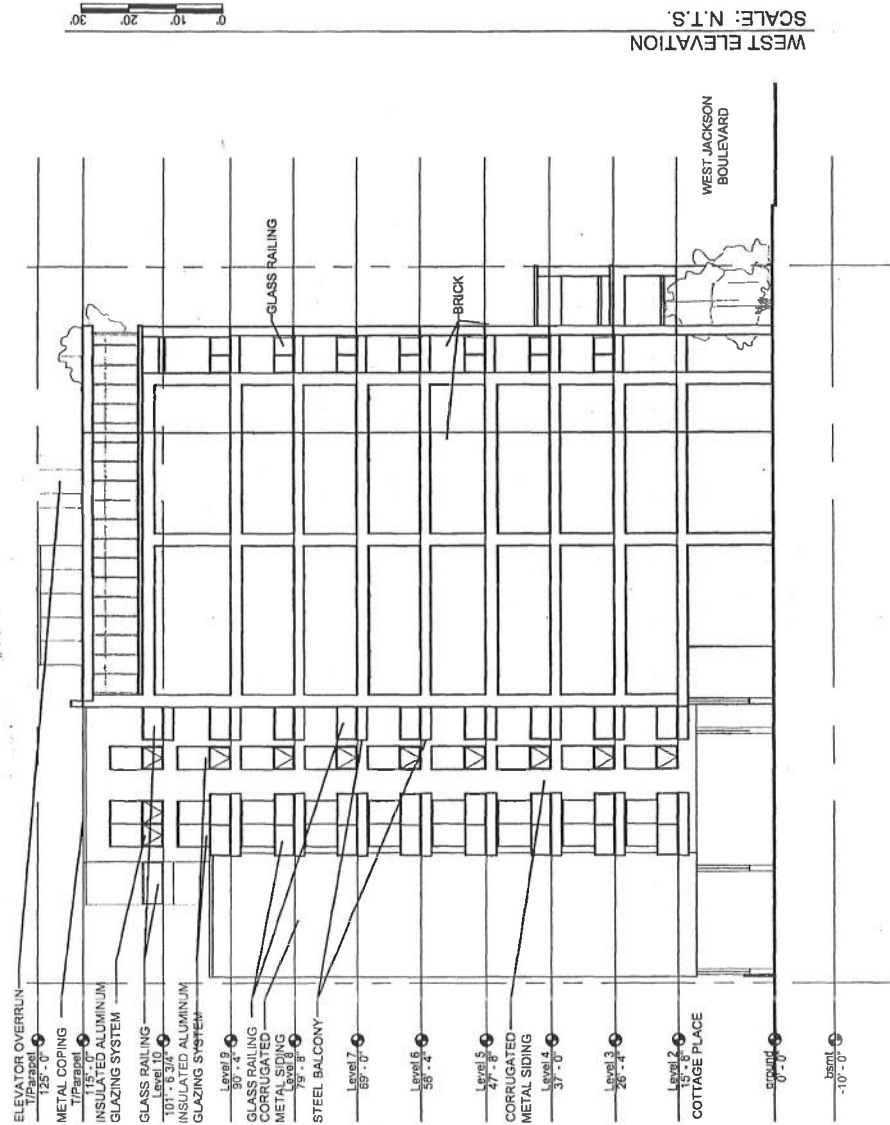
NOT FOR PUBLICATION



APPLICANT: LG DEVELOPMENT  
 ADDRESS: 1220-36 WEST JACKSON BOULEVARD  
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